

Auburn Planning Board Meeting Minutes

December 11, 2012

Roll Call

Members Present: Dan Bilodeau, Robert Bowyer Presiding, Evan Cyr, Robert Gagnon, Emily Mottram, Dan Philbrick and Marc Tardif,

Associate Members Present: Mia Poliquin Pross, and **Associate Members Absent:** Kenneth Bellefleur

Also present: City Planner Eric Cousens who represented City staff.

A request to approve the September 11, 2012 meeting minutes was made by staff.

Chairman Bowyer asked that future minutes identify who were the Full Planning Board members and who were the Associate members in attendance.

A motion was made by Dan Philbrick and seconded by Robert Gagnon to approve the September 11, 2012 Planning Board meeting minutes. After a vote, the motion carried 7-0-0.

Public Hearings:

Special Exception and Site Plan Amendment request of Susan Moore, agent for Cobalt Properties Inc. to construct a 1,337 square foot addition to the existing Irving convenience store and gas station at 1813 Washington Street (PID # 109-008), pursuant to Chapter 60, Section 60-499(b)(14) of the City of Auburn Ordinances.

Chairman Bowyer explained the procedure that is used for Public Hearings.

Eric read the staff report.

Tammy Fisk, representing Irving Oil, spoke about the proposal.

Dan Bilodeau asked about the 45 year old easements and Ms. Fisk replied that it was a moot point. Mr. Bilodeau mentioned that he was a member of the Community Forestry Board and suggested as they move forward with their expansion that they contact the Mayor's office if they were thinking of adding new seedlings or trees. Ms. Fisk said it would be taken into consideration.

Robert Gagnon asked if the 55 truck parking spaces met the ordinance. Eric said he had not looked at the parking because the applicant was not adding retail space. Mr. Gagnon also mentioned the ADA parking requirements and said he did not know if that applied to tractor trailer trucks. Eric stated that it was something the City could look at before the occupancy permit was issued.

Eric said in reference to Dan Bilodeau's question regarding easements, that he had talked to the applicant earlier and the easement actually benefited the Irving property by allowing them to cross the other property to get in there. Ms. Fisk apologized and clarified stating Irving has allowed the hotel an easement through the Irving property so they could have the back exit for their customers to come out onto Kittyhawk and be able to take the light to go left onto Washington Street.

Open Public Hearing

A motion was made by Robert Gagnon and seconded by Dan Bilodeau to close the public hearing. After a vote, the motion carried 7-0-0.

A motion was made by Dan Bilodeau to approve the Special Exception and Site Plan Amendment request of Susan Moore, agent for Cobalt Properties Inc. to construct a 1,337 square foot addition to the existing Irving convenience store and gas station at 1813 Washington Street (PID # 109-008), pursuant to Chapter 60, Section 60-499(b)(14) of the City of Auburn Ordinances.

Robert Gagnon requested a condition be added that the parking situation be ironed out between the City and the Applicant. Mr. Bilodeau amended his motion to add the condition.

The motion was seconded by Robert Gagnon.

Chairman Bowyer noted that the Board approval letter and decision should include the reference date on the approved plans.

After a vote, the motion carried 7-0-0.

OLD BUSINESS:

Chairman Bowyer asked Eric to give a status report on the search for additional staff. Eric stated that he hoped to have a new City Planner by the February Planning Board meeting.

MISCELLANEOUS

Eric gave a brief overview of the Maine Army National Guard (MEARNG) Mt Apatite Joint Land Use Study (JLUS) that is currently being done at the Mt Apatite property.

Eric provided a basic update on the Lake Auburn Watershed study that is presently going on.

Dan Bilodeau provided the Board members a few documents containing his thoughts and findings on the subject and then proceeded to explain.

Eric mentioned that there was only 1 project at this time going before the Board in January but applicants still had a few more days to submit their proposal before the deadline. He asked the Board members if they were open to having the staff reports emailed to them instead of being delivered as usual to save on staff time and fuel and all said they were open to the idea.

ADJOURNMENT

A motion was made by Marc Tardif and seconded by Emily Mottram to adjourn. After a vote, the motion carried 7-0-0.